153.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	822,800 / 822,800
					USE VALUE:	822,800 / 822,800
					ASSESSED:	822,800 / 822,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VORCE SANDRA L
Owner 2:	MCFALL REBECCA E
Owner 3:	
Street 1:	168 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SARGENT RICHARD C ETAL-- -
Owner 2:	JORDAN SUSAN M -
Street 1:	168 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,583 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Aluminum Exterior and 1859 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5583.000	352,800		470,000	822,800
Total Card	0.128	352,800		470,000	822,800
Total Parcel	0.128	352,800		470,000	822,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.68 | /Parcel: 442.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101829

GIS Ref

GIS Ref

Insp Date 02/07/18

!12023!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,000	0	5,583.	470,000	823,000	823,000	Year End Roll	12/18/2019
2019	101	FV	261,300	0	5,583.	440,600	701,900	701,900	Year End Roll	1/3/2019
2018	101	FV	261,000	300	5,583.	364,200	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	261,000	300	5,583.	334,900	596,200	596,200	Year End Roll	1/3/2017
2016	101	FV	261,000	300	5,583.	305,500	566,800	566,800	Year End	1/4/2016
2015	101	FV	251,000	300	5,583.	299,600	550,900	550,900	Year End Roll	12/11/2014
2014	101	FV	251,000	300	5,583.	278,500	529,800	529,800	Year End Roll	12/16/2013
2013	101	FV	251,000	300	5,583.	265,000	516,300	516,300		12/13/2012

PRINT

Date	Time
12/11/20	02:08:38

LAST REV

Date	Time
04/09/18	12:03:15

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12023

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARGENT RICHARD	1251-36		4/19/2002		461,600	No	No		
	1053-62		1/1/1989		258,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	460	Alterati	13,000					
10/8/2003	857	Wood Dec	11,000					REPL EXISTG, SAME

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	External Ins	PC	PHIL C
10/29/2008	Meas/Inspect	355	PATRIOT
9/7/2002	MLS	MM	Mary M
1/4/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	101829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5583		Sq. Ft.	Site		0	80.	1.05	9									469,990						470,000	

Total AC/HA: 0.12817 | Total SF/SM: 5583 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 469,990 | Spl Credit | Total: 470,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	93800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433437
Depreciation:	80619
Depreciated Total:	352818

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

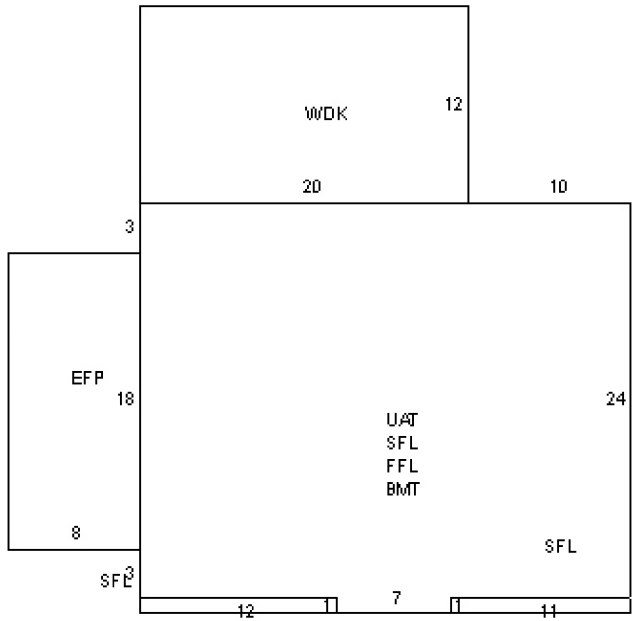
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.61
Special Features:	0	Val/Su Net:	127.36
Final Total:	352800	Val/Su SzAd	238.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	178.610	133,954
BMT	Basement	727	67.510	49,082
FFL	First Floor	727	178.610	129,846
WDK	Deck	240	9.960	2,391
UAT	Upper Attic	182	98.230	17,854
EFP	Enclos Porch	144	45.210	6,510

Net Sketched Area:	2,770			Total:	339,637
Size Ad	1477	Gross Are	3315	FinArea	1859

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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